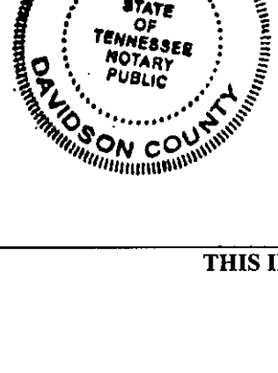
BILL GARRETT, Davidson County
Trans:T20100046587 DEEDWARR
Recvd: 07/29/10 15:02 2 pgs
Fees:13.00 Taxes:1117.40
20100729-0059597

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2010.

Notary Public

My commission expires: 11-22-2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey H. Cohen		Map: 117-03-H
2600 Hillsboro Pike, #305		Parcel: 305.00C0
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAUDINE E. JAMAR, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY H. COHEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 305 and Storage Space S-220 of The Enclave at Hillsboro Village, a Condominium Development, Horizontal property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development of record in Instrument 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Claudine E., Jamar by deed from Nashville Enclave, LP, a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, LP, a Texas Limited partnership) of record in Instrument 200705040053700, Register's Office for Davidson County, Tennessee, dated April 30, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2600 Hillsboro Pike, #305, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2010.

Claudine E Jamar
Claudine E. Jamar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudine E. Jamar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2010.

BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-22-10

Alfred A. Jamar, spouse of Claudine E. Jamar, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Alfred A. Jamar

STATE OF South Carolina.
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alfred A. Jamar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. SC DL # 00795184

Witness my hand and seal this 24th day of July, 2010.

My Commission Expires
May 9, 2017

Stefan Gortat
Notary Public

My Commission Expires: _____

STEFAN GORTAT NOTARY PUBLIC SOUTH CAROLINA